39-63

Davidson County DEEDWARR
Recvd: 08/22/05 16:04 2 pgs
Fees:13.00 Taxes:603.10

20050822-0100014

THIS INSTRUMENT PREPARED BY:
George V. Crawford, Jr.
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
315 DEADERICK STREET, SUITE 1100
P. O. BOX 198888
NASHVILLE, TENNESSEE 37219-8888
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $163,000.00.

Affiant

Subscribed and sworn to before me, this 18th day of August, 2005.

Notary Public

My Commission Expires:

Address New Owner As Follows:
Kent Jones
7451 Bridle Drive
Nashville, TN 37221

Send Tax Bills To:
New Owner

Map-Parcel Number:
142-2-147

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **CHRISTIE L. VANLANDINGHAM, UNMARRIED**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **KENT JONES**, hereinafter called the Grantee, his heirs and assigns, in a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 173 on the Plan of Cross Timbers Subdivision, Section 4, of record in Book 4175, page 54, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Christie L. VanLandingham, an unmarried woman by deed from Charles Ashby Parsons and wife, Mary H. Parsons, of record in Book 10074, page 243, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2005 Metro taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. All matters as shown on the Plan of record in Book 4175, page 54, Register's Office for Davidson County, Tennessee.

This is improved property known as 7451 Bridle Drive, Nashville, TN 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever; and I covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and I further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 18th day of August, 2005.

CHRISTIE L. VANLANDINGHAM

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CHRISTIE L. VANLANDINGHAM**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 18th day of August, 2005.

Notary Public

My Commission Expires: _____

